

This instrument was prepared by

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Jefferson Land Title Service Co., Inc.  
AGENTS FOR  
Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA }  
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Thousand and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Iris Spearman Morton, a widow; and Muriel S. Hill, a widow  
(herein referred to as grantors) do grant, bargain, sell and convey unto  
Anthony Nardone and Pellie B. Nardone  
(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor  
of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated  
in Shelby County, Alabama to-wit:

Commence at the Northwest corner of Lot 6 of Hill's Subdivision as shown by map of said subdivision recorded in Map Book 3, page 142 in the Probate Office of Shelby County, Alabama, and from said point run East 287.50 feet; thence turn 90 deg. to the left and run 39.18; thence continue in the same direction 300 feet; thence turn an interior angle of 90 deg. to the right and run 400 feet to the Southwest corner of a lot now owned by Southern Electric Generating Company to the point of beginning of the lot being conveyed, which point is located on the North right-of-way line of an unnamed street; thence run North along the West line of said Southern Electric Generating Company lot a distance of 300 feet to a point; thence run West a distance of 275 feet, more or less, to the East right-of-way line of Spearman Street; thence run in a Southerly direction along the East right-of-way line of Spearman Street a distance of 300 feet, more or less to its point of intersection with said unnamed street; thence run in an Easterly direction along said unnamed street a distance of 275 feet, more or less, to the point of beginning.

The land shall be used as residential property only and no dwelling shall be constructed thereon costing less than \$10,000.00. It is further agreed by the parties hereto, their successors and assigns that this covenant shall run with said land and any violation of the same may be enjoined by any Court of competent jurisdiction.



19751112000063270 1/2 \$.00  
Shelby Cnty Judge of Probate, AL  
11/12/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT WAS FILED  
175 NOV 12 PM 1:10  
Nardone  
JUDGE OF PROBATE

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 17<sup>th</sup> day of October, 1975

WITNESS:

Susan G. Boinlock Wachova Bank (Seal)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
(Seal)

Iris Spearman Morton (Seal)  
Muriel S. Hill (Seal)  
\_\_\_\_\_  
(Seal)

NORTH CAROLINA  
STATE OF ~~ALABAMA~~ }  
Wake COUNTY }

General Acknowledgment

I, Mary O. Ussery, a Notary Public in and for said County, in said State, hereby certify that Iris Spearman Morton, a widow whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17 day of Oct A. D., 1975.

Mary O. Ussery  
Notary Public.  
My Commission Expires October 20, 1976

BOOK 295 PAGE 490

STATE OF ALABAMA  
JEFFERSON COUNTY

I, Sherry H. Posey, a Notary Public in and for said County, in said State, hereby certify that Muriel S. Hill, a widow, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23 day of October, 1975.

Sherry H. Posey  
Notary Public

My Commission Expires April 18, 1979

19751112000063270 2/2 \$.00  
Shelby Cnty Judge of Probate, AL  
11/12/1975 12:00:00AM FILED/CERT

*164 Seal 562 good*

Return to:

*Hill*  
TO

**WARRANTY DEED  
JOINTLY FOR LIFE WITH REMAINDER  
TO SURVIVOR**

Recording Fee \$ 3.00  
Deed Tax \$ 1.00 \$ 5.00

This form furnished by

Jefferson Land Title Service Co., Inc.  
BIRMINGHAM, ALABAMA  
AGENTS FOR  
Mississippi Valley Title Insurance Company

